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CITY FILES NUISANCE SUITS AGAINST APARTMENT COMPLEXES AND HOTELS

PROPERTIES ACCOUNT FOR MORE THAN 3,300 POLICE RUNS AND NEARLY 500 HEALTH AND CODE INVESTIGATIONS

INDIANAPOLIS – The City of Indianapolis today announced the filing of public nuisance charges against two Indianapolis apartment complexes and two Indianapolis hotels – Town and Terrance Condominiums, Oak Tree Apartments, King’s Inn and Best Inn. The suits allege all four properties have unreasonably consumed city, public and law enforcement resources including over 3,300 police runs and close to 500 Department of Code Enforcement (DCE) and Marion County Public Health Department violations. Incidents at the properties include: rape, assault, narcotics, arson, armed robbery, and homicide.

“Improving the quality of life for our residents by combating nuisance properties and their owners is a priority in our city,” said Mayor Greg Ballard. “We will continue to hold negligent property owners responsible for contributing to crime and illegal activity by not maintaining safe and acceptable environments.”

The City seeks an unspecified amount of financial restitution for damages caused and demands all four properties place a priority on safety by increasing crime prevention and awareness. This includes such steps as: maintaining the aesthetics of the property, installing/maintaining security cameras and hiring private security.

“It is clear these property owners have an inability to operate responsible businesses as their properties have become a magnet for criminal activity,” said City Prosecutor Samantha DeWester. “Through combined efforts with DCE Nuisance Abatement, we will hold these property owners accountable for creating a public nuisance.”

DCE’s Nuisance Abatement section partners closely with office of the City Prosecutor to protect the quality of life for neighborhoods by taking action against problem property owners. Nuisance Abatement is responsible for identifying nuisance properties through data gathering, multi-agency meetings, and organizing multi-agency sweeps.

Over the past several months, partnerships between DCE, the Office of the City Prosecutor, and multiple city agencies have seen two apartment complexes brought to trial, while combating prostitution and human trafficking through a successful undercover escort and massage therapist sting. Most recently, DCE’s multi-agency partnerships carried out the largest hotel sweep ever conducted in Indianapolis, resulting in over 165 violations and two arrests.

A breakdown of properties and number of violations is attached.

The mission of the Office of City Prosecutor is to fairly adjudicate violations of the Revised Code of Indianapolis-Marion County in an effort to preserve and protect neighborhoods.

The mission of the Department of Code Enforcement (DCE) is to improve the quality of life in the City of Indianapolis through strategic application of civil code regulation; effective licensing, permitting, inspection, enforcement, and abatement practices; and local government oversight of property safety and maintenance, business, event, professional, and construction industries.